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Carol Becker Auditor
By: J. Hilgerson Deputy

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Timothy T. Schloss, 118 West Mission St., P.O. Box 560, Strawberry Point, IA 52076, Phone: (563) 933-2029

Taxpayer Information: (name and complete address)
Lavern A. Kelchen, ~~1206 160th Avenue, Strawberry Point, Iowa 52076~~ 1077 Laser Rd, Edgewood, IA 52042

Return Document To: (name and complete address)
Lavern A. Kelchen, ~~1206 160th Avenue, Strawberry Point, Iowa 52076~~ 1077 Laser Rd Edgewood, IA 52042

Grantors:
Warren Wood and Hertha K. Wood

Grantees:
Lavern A. Kelchen, Amy Kelchen, Jeffrey F. Kelchen and Dawn Kelchen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Timothy T. Schloss, Attorney

WARRANTY DEED - JOINT TENANCY

For the consideration of - - - - - One and 00/00 - - - - Dollar(s) and other valuable consideration, Warren Wood and Hertha K. Wood, husband and wife do hereby Convey to Lavern A. Kelchen and Amy Kelchen, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, as to an undivided 50% interest; Jeffrey F. Kelchen and Dawn Kelchen, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, as to the remaining undivided 50% interest. as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Twelve (12), Township Ninety (90) North, Range Six (6) West of the 5th P.M., Delaware County, Iowa.

In fulfillment of a Real Estate Contract signed February 26, 2001 and recorded February 27, 2001 in Book 2001 Page 607 of the records of Delaware County, Iowa
and
In fulfillment of a Contract Amendment signed February 6, 2002 and recorded February 27, 2002 in Book 2002 Page 717 of the records of Delaware County, Iowa

This deed is exempt according to Iowa Code 428A.2(1).

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 2-29-16

Warren Wood

Warren Wood (Grantor)

Hertha K. Wood

Hertha K. Wood (Grantor)

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me this 29 day of February, 2016, by Warren Wood and Hertha K. Wood, husband and wife.

Valerie N. Paris
Signature of Notary Public

